



DEPARTMENT OF VETERANS AFFAIRS
Health Care System
4150 Clement Street
San Francisco, CA 94121

JUN 20 2017

In Reply Refer To: 662/138

Julianne Polanco
State Historic Preservation Officer
Office of Historic Preservation
Department of Parks & Recreation
1725 23rd Street, Suite 100
Sacramento, CA 95816

**Subject: VA 2015.0511 001 Construction of Building 207, Long Range Development Plan
Programmatic Agreement, San Francisco Veterans Affairs Medical Center**

Dear Ms. Polanco:

The U.S. Department of Veterans Affairs (VA) is continuing consultation on the expansion of Building 207 project at the San Francisco Veterans Affairs Medical Center (SFVAMC) at Fort Miley in San Francisco, California, per the requirements of the National Historic Preservation Act (NHPA) and the *Programmatic Agreement Among the U.S. Department of Veterans Affairs, Veterans Health Administration, San Francisco Veterans Affairs Medical Center; the Advisory Council on Historic Preservation; and the California State Historic Preservation Officer Regarding the Long Range Development Plan for the San Francisco Veterans Affairs Medical Center* (the PA) dated November 25, 2014 and executed January 9, 2015.

The project site for this sub-phase as originally described in the Long Range Development Plan (LRDP) is located adjacent to the SFVAMC Historic District; therefore, we are following the consultation procedures outlined under PA Review Category B, and as previously identified in Attachment B of the PA. Additionally, the project now includes a physical connection to Building 2 as part of the undertaking, because Building 2 is within the Historic District, we will also be following the procedures outlined under Review Category A. The PA allows for review categories to be combined when more than one review category applies.

This letter constitutes the second submission for the proposed undertaking per the directives of Review Categories A and B and includes:

- Revised written description of the proposed sub-phase and any way in which it differs from what is described in the LRDP Finding of Effect (FOE).
- Written description of how the design applies the *Secretary of the Interior's Standards for the Treatment of Historic Properties (SOISTHP)*.
- Written statement of whether the application of the SOISTHP achieved a minimization or avoidance of adverse effect on historic properties, and whether this sub-phase will contribute to the adverse effect on historic properties.
- Drawings of the proposed sub-phase and photos of existing conditions.

Proposed Sub-Phase Undertaking

Building Improvements

The proposed project would serve to expand and consolidate the Office of Information Technology (OIT) with the construction of new second and third floors over the existing building. Additionally, the project includes a new two-level connector from Building 207 to Building 2 at the second and third floors. The proposed second floor would include an area 5,452 square feet. The proposed third floor steps back at the north end, and would include an area of 4,214 square feet. The new floor additions would be supported by a series of concrete-encased steel columns following the existing building's footprint. The columns would be placed at the exterior of the existing building's wall resulting in the proposed second floor extending beyond the existing first floor footprint on four sides. The building height with the proposed two story addition, above the existing Building 207, would be approximately fifty feet to the top of the mechanical screen. The building exterior cladding would be stucco with a painted finish.

The additional floor space would accommodate new computer equipment rooms, computer support rooms, telecommunications rooms, and general support areas including: a reception area, staff and administrative areas, a staff lounge, toilet facilities and storage areas. Because of the multi-story project approach, floor area would also be required for internal circulation components and emergency exiting.

The project is to be designed to current VA design and construction standards, the International Building Code (IBC), ADA Standards for Accessible Design, and to the VA Sustainable Design Manual. The project construction would be phased in order to maintain daily operations at the OIT facility. The scope of work would include: general construction, alterations, grading, drainage, concrete, structural steel framing, metal wall framing, doors and windows, flooring, ceiling, roofing, fire protection, plumbing, mechanical and electrical work, utility systems, interior finishes and furnishings, and necessary removal of existing improvements and various building components.

Site Improvements

The existing site consists of asphalt paving surrounding Building 207 on all sides, and an accessible concrete ramp and stair serving a secondary entrance to Building 200. No landscape planting material or irrigation system exists. The existing accessible ramp and stair will be removed and replaced as part of the undertaking, along with improved exterior area lighting. The site is extremely constrained, and new landscaping is not part of the project. Finally, given that the project will result in a building approximate three times the size of the existing building, the utility services provided to the existing building will require appropriate increases in capacities.

LRDP FOE Consistency

The proposed sub-phase undertaking was previously identified in the LRDP FOE as Phase 2.2, IT Support Space Expansion (Building 207). The FOE project description stated that, "this phase would construct an addition on Building 207, located outside of the Historic District. The planned construction would occur outside and to the south of the SFVAMC Historic District boundaries" (AECOM, Draft FOE for the LRDP SFVAMC, August 2012, p.56). Later in the same document the effect analysis summarized that the, "vertical expansion of buildings currently located south of Building 2 would cause a minimal change to the integrity of setting and feeling in comparison with the massive Building 200 in the original landscaped entry to Building 2" (AECOM, p.59). Finally, Attachment B of the PA, which refers to the project as Sub-phase 1.10, provides an additional Finding of Effect Analysis stating, "Sub-phase 1.10 would involve constructing an addition on Building 207, located outside of the HD. The planned construction would occur outside and to the south of the SFVAMC HD boundaries" (PA, p.27).

The proposed undertaking generally coincides with the previous descriptions as outlined in the FOE and the PA, with two exceptions. The addition of a bridge connection to Building 2 is a proposed new

element in the undertaking. It should be noted that the possibility of connecting directly to non- historic Building 200 was studied, but it was determined to be infeasible because of disruption to hospital operations. Also, the expansion of Building 207 as proposed in the LRDP indicated that the final building would be two stories; however the current proposal would add two stories above the existing ground floor.

Application the *SOISTHP*

The PA requires that the VA provide a written description of how the design applies to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (SOISTHP), including reference to how the Design Guidelines were applied. At this time the Historic District Design Guidelines (HDDG) have not been finalized, and therefore this submission does not include a discussion of the HDDG application. Of the ten *SOISTHP* standards, only Standards 9 and 10 are relevant to Sub-Phase 1.10.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Comment: The property's use will continue to support the campus' function as a VA medical facility. As such, the use will have no effect on the District's historic character.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Comment: The proposed undertaking would not require the removal of historic materials or the alteration of features and spaces that characterize the Historic District. The project site is located outside of the Historic District, and visually, it appears that only the mechanical equipment screen and a small portion of the building parapet would be visible from within the Historic District due to the screening provided by existing buildings. The proposed connection to Building 2 would be located at the site of previously enclosed window openings, so as to avoid the removal of any additional historic materials or features. The attachments of the connector walls to Building 2 are reversible and will not harm or remove historic materials (please see the Attachment, Exhibit 3: Existing Conditions Photographs / Massing Drawings, Exhibit 4: Connection Details).

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Comment: The proposed design would not create a false sense of historical development. The exterior of the addition would essentially match the existing conditions of Building 207, which is a simple, utilitarian building with no ornament or any particular architectural style. The exterior wall finish and color would be compatible to the rest of the campus buildings, and the new addition would be clearly modern.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Comment: No changes relative to Building 207 have acquired historic significance.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Comment: As a non-contributing structure, Building 207 maintains no distinctive features, finishes or construction techniques that contribute to the character of the Historic District. The

location selected for the potential connection of a bridge would be where no historic windows or decorative spandrels remain. The proposed connection site was previously altered for seismic work.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Comment: No work would be done to any historic features as part of this undertaking. The proposed connection to Building 2 would be at existing window locations that were previously infilled.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Comment: There no plans for any chemical or physical treatments to be undertaken on any historic materials as part of this project.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Comment: The Archaeological Data Recovery Plan Template for the SFVAMC is included as Attachment C of the PA. The original construction of Building 207, circa 1988, included soil preparation, foundations, relocation of existing utilities and new utilities. The proposed new construction disturbs the soil at the locations of previous construction disturbance including the initial construction of the single story Building 207 as well as, Buildings 1, 2 and 200. If any discoveries are made during construction, then the PA procedures will be followed.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Comment: The proposed undertaking would not destroy any historic materials that characterize the property, as it would be primarily located outside of the Historic District and the proposed connection to Building 2 would be at the rear of the building within a previously enclosed window opening that no longer maintains any decorative or character defining features. The proposed building addition would essentially maintain the existing Building 207 footprint, while increasing the height. The surrounding buildings would continue to screen most of Building 207 from view within the Historic District. The addition design will be compatible in massing, size, and scale, by remaining subordinate to the surrounding contributing buildings. The design would include only essential architectural elements executed in a utilitarian manner and employ finishes and colors that would be compatible to the Historic District. It appears that the inclusion of a bridge connection between Building 207 and Building 2 would not impact the historic integrity of the Historic District, because the connection to Building 2 would be at an existing window opening that has been previously modified, and it would not be visible from the Historic District.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Comment: If the proposed addition and bridge were to be removed in the future, the essential form and integrity of the Historic District and its contributing structures would remain unimpaired.

The application of the *SOISTHP* avoids adverse effect on the adjacent SFVAMC Historic District. While the proposed undertaking would introduce new elements adjacent to the historic district, the minimization of the addition's scale and the use of a compatible exterior finish and color, this Sub-Phase would not alter the existing scale or character of the SFVAMC Historic District and would not contribute to an adverse effect on the historic property.

Public Involvement

In accordance with our responsibilities under the PA, the VA will distribute this documentation to all Consulting Parties for a 30-day review and comment period, and will forward all comments received within the 30-day period to the SHPO.

Summary

With this letter, the VA would like to continue the review of the SFVAMC Building 207 OIT Expansion Project in accordance with the PA under Review Categories A and B and in compliance with Section 106 of NHPA.

Should you have any questions about this project, please contact Robin Flanagan, at (415) 750-2049 or via email at Robin.Flanagan@va.gov.

Sincerely,



Bonnie S. Graham, MBA
Health Care System Director

Attachments: Attachment Index

Exhibit 1. Location SFVAMC

Exhibit 2. SFVAMC Campus showing the Historic District / Project Area

Exhibit 3. Existing Conditions Photographs / Project Renderings

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Exhibit 2: Existing SFVAMC Fort Miley Campus showing the SFVAMC Historic District, Project Location and Building Numbers

Exhibit 3: Existing Conditions Photographs / Project Renderings

Figure 1. General view of Buildings 1 & 2

Figure 2. Aerial view of the project area and views from the Historic District

Figure 3. Connecting Bridge between Buildings 1 & 200

Figure 4. Photos showing Connector between Buildings 1 & 2 at different distances

Figure 5. Building 201 surrounded by Buildings 1, 2, and 200

Figure 6. Northeast elevation Building 207

Figure 7. East elevation Building 207

Figure 8. South elevation Building 207

Figure 9. West elevation Building 207

Figure 10. North elevation Building 207

Figure 11. Building 207 / Building 2 connector location

Exhibit 4: Connection Details

Figure 1. Section drawings and photograph Building 2 connector location

Figure 2. Connection Details - Plan Details

Figure 3. Connection Details - Sections

Exhibit 5: Selected 65% Construction Documents Drawings, KPA Group, dated 3/29/17

G1000 Cover Sheet

AE101 Ground Floor Plan

AE102 Second Floor Plan

AE103 Third Floor Plan

AE501 Exterior Elevations

AE908 Building 207 Connection Details at Building 2

Exhibit 1. Location of SFVAMC Fort Miley Campus within Urban Context of San Francisco.
(Source: USVA 2010)

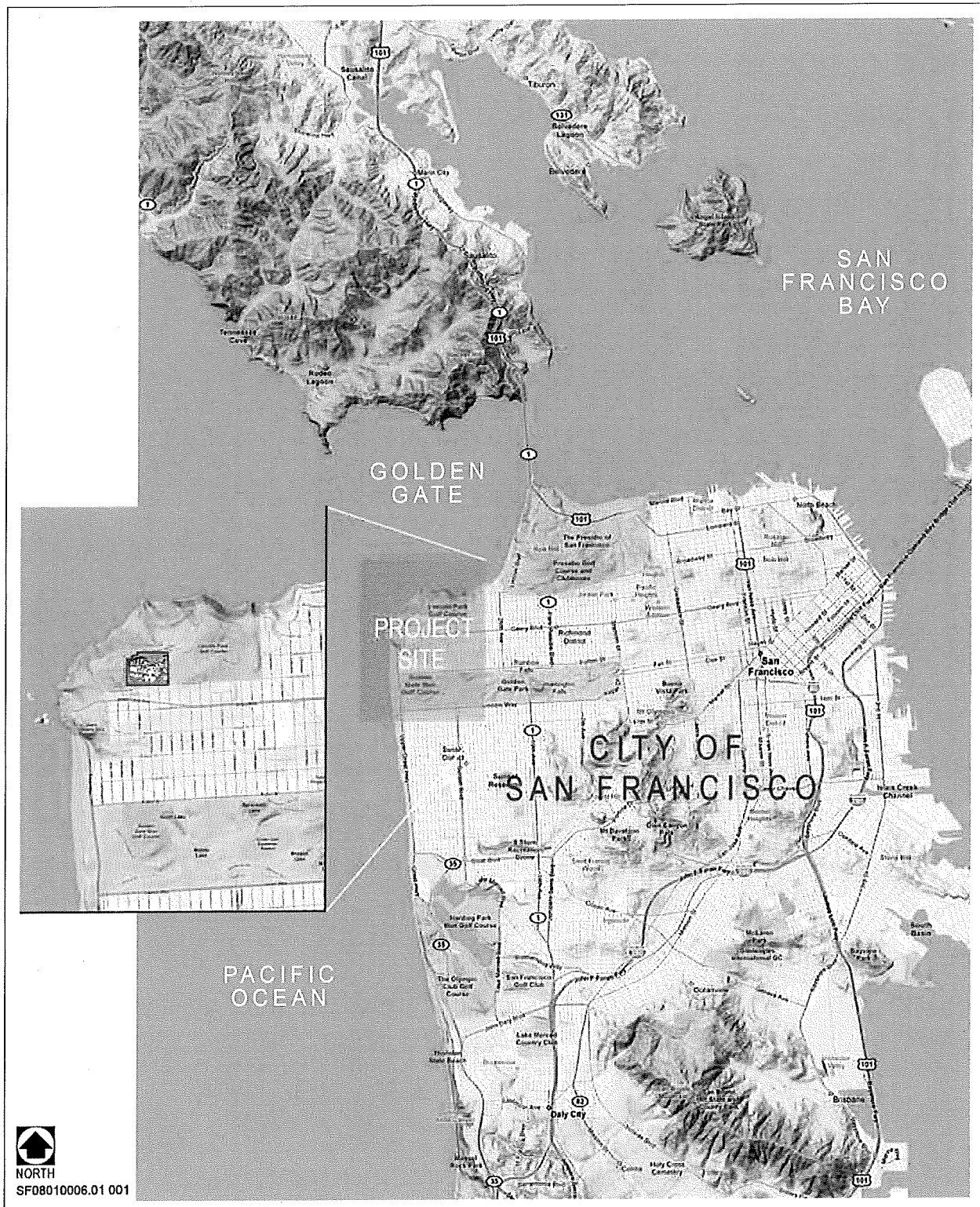


Exhibit 2. Existing SFVAMC Fort Miley Campus showing the SFVAMC Historic District, Project Location and Building Numbers. (Source: USVA 2010)

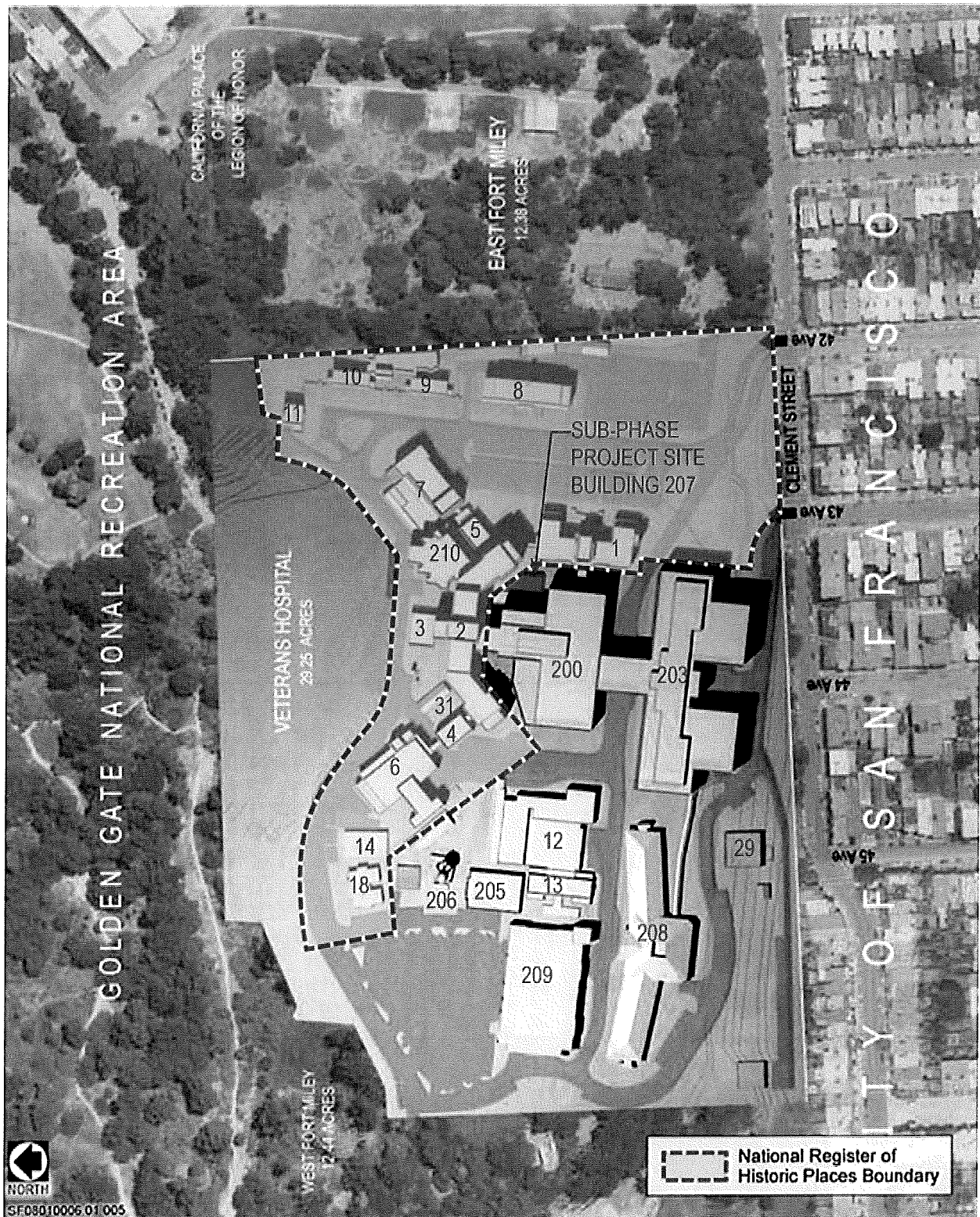


Exhibit 3. Existing Conditions Photographs / Massing Drawings



Figure 1. General view of Historic District Contributors, Buildings 1 & 2, from Building 8, looking north. (Source: Interactive Resources, Inc.)

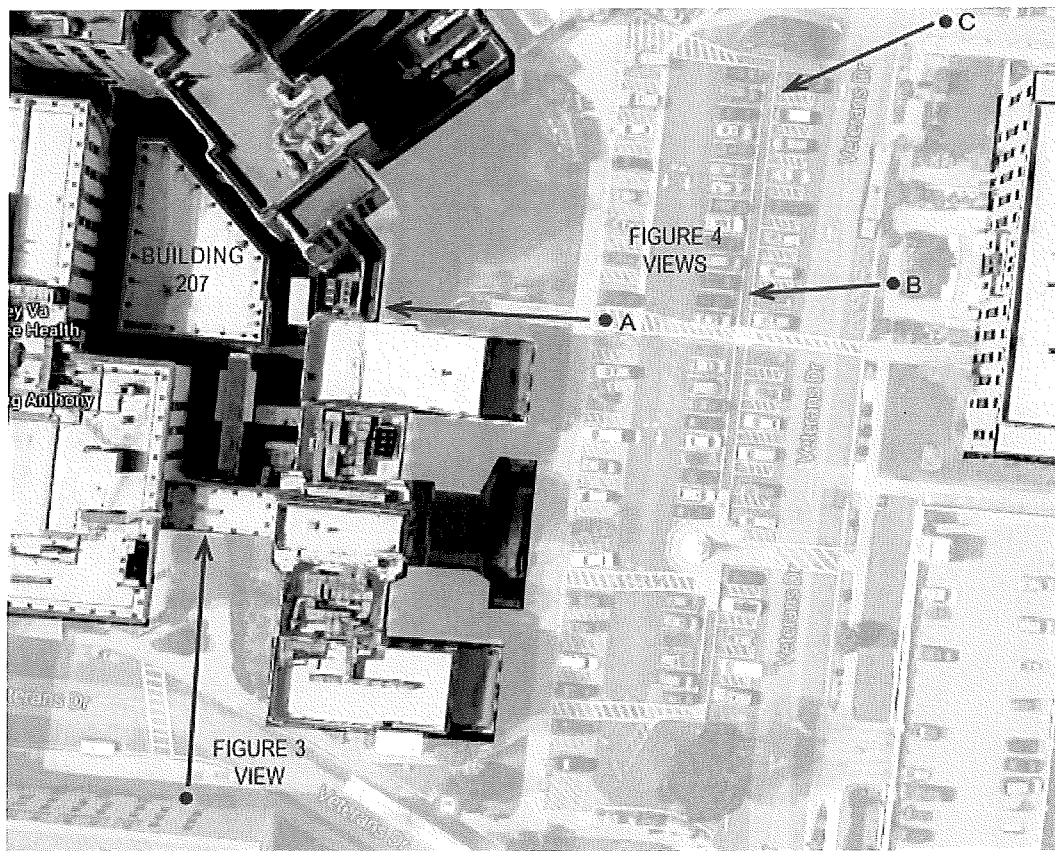


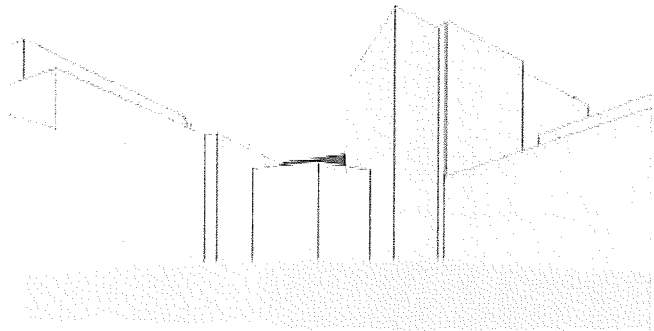
Figure 2. Aerial view of the project area and views of the Historic District (see Figures 3 & 4). (Source: Google Maps)



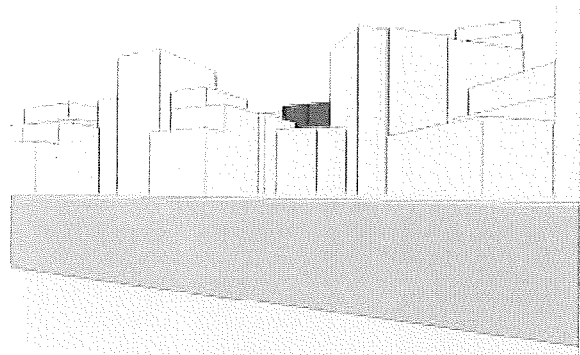
Figure 3. Connecting Bridge between Buildings 1 & 200. Approximate distance 115 feet to north wall of building 203. The addition will not be visible above the Bridge. (Source: Interactive Resources, Inc.)



A. Distance: Approx. 90 feet from connector to curb. The addition will not be visible

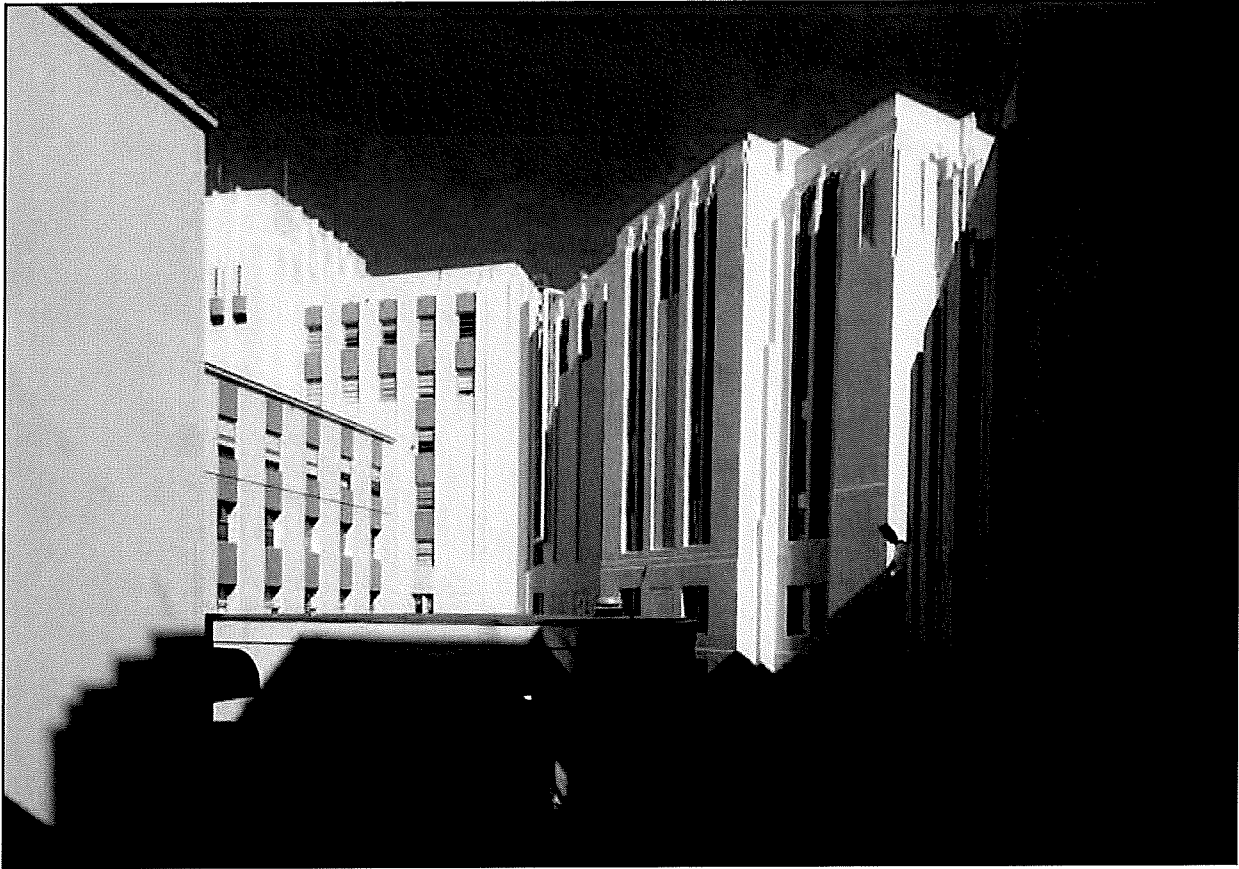


B. Distance: Approx. 200 feet. The uppermost portion of Building 207 will start to be visible

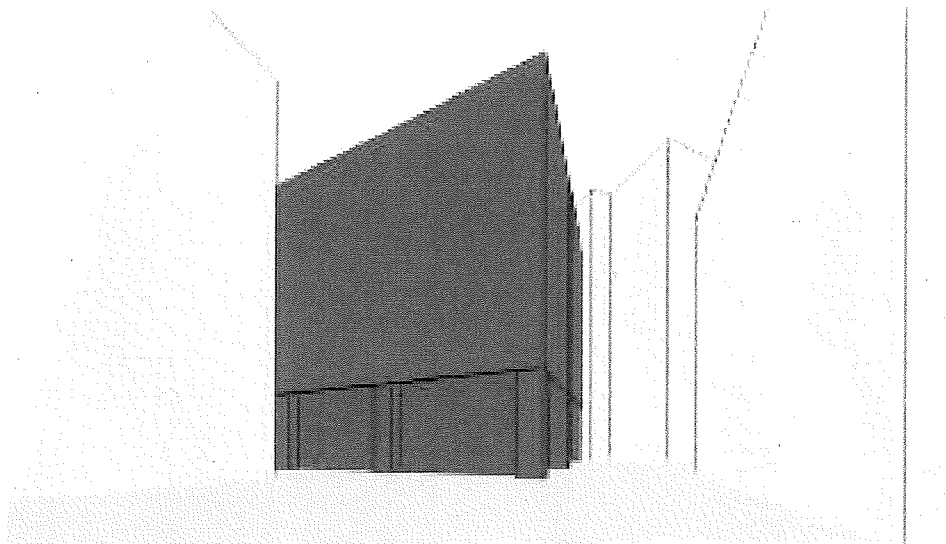


C. Distance Approx. 250 feet. With greater distance, roughly ten feet of Building 207 will be visible.

Figure 4. Photos showing Connector between Buildings 1 & 2 at different distances.
(Source: Interactive Resources, Inc. / KPA Group.)



A. Building 207 existing condition in the context of surrounding building 1, 2, and 200 and



B. Massing drawing showing the proposed two additional stories above Building 207

C.

Figure 5. Building 201 surrounded by Buildings 1, 2, and 200. (Source: NRHP Nomination, Section 11, Photographs - Oct. 2008) / KPA Group)



Figure 6. Northeast elevation Building 207. (Source: KPA Group)

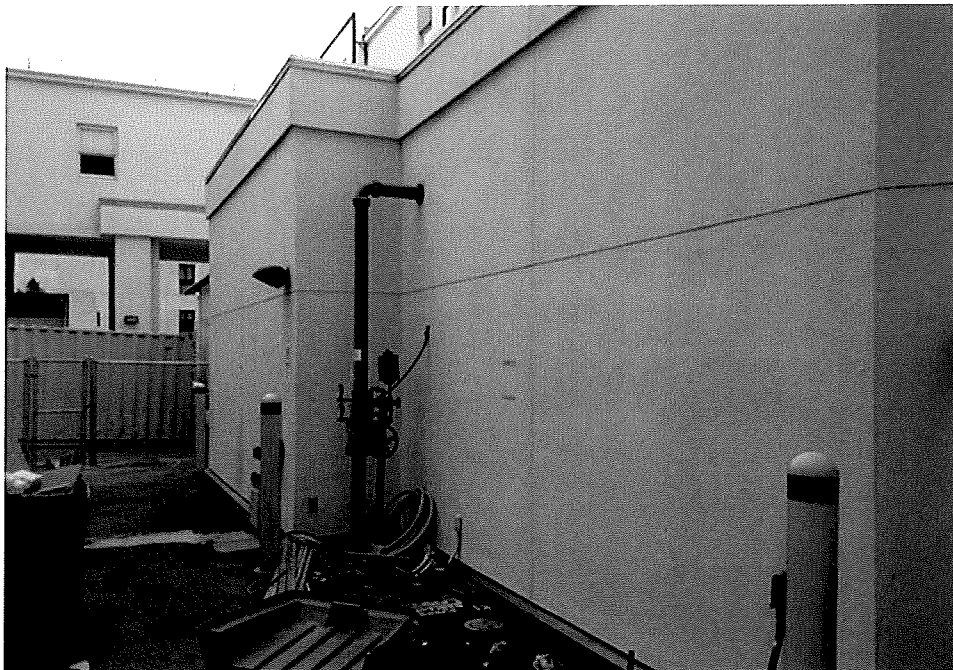


Figure 7. East elevation Building 207. (Source: KPA Group)



Figure 8. South elevation Building 207. (Source: KPA Group)

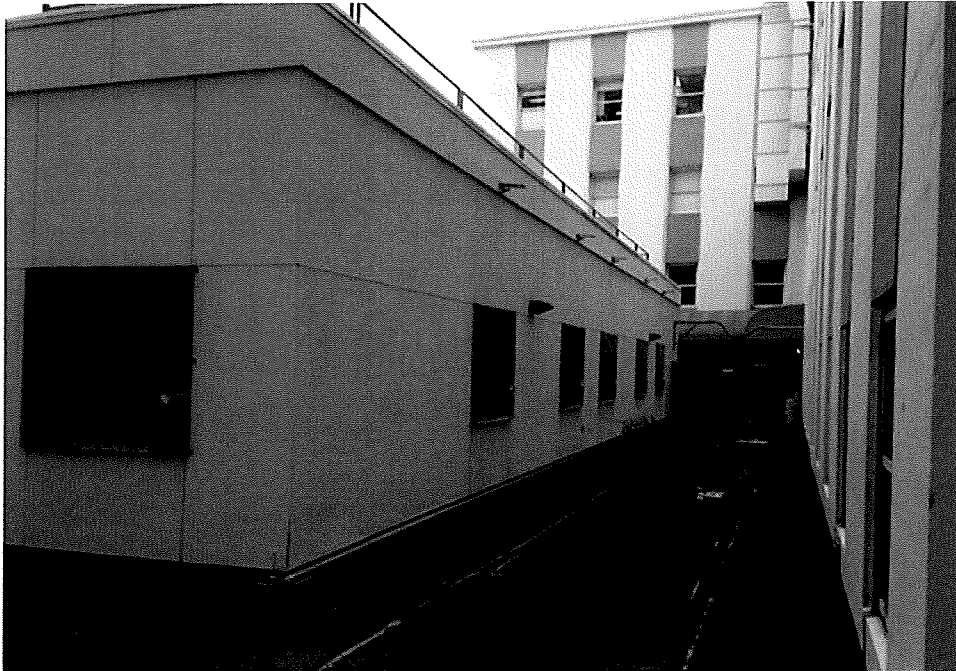


Figure 9. West elevation Building 207. (Source: KPA Group)



Figure 10. North elevation Building 207. (Source: KPA Group)



Figure 11. Building 207 / Building 2 showing connector location in context. (Source: Interactive Resources)

Exhibit 4. Connection Details

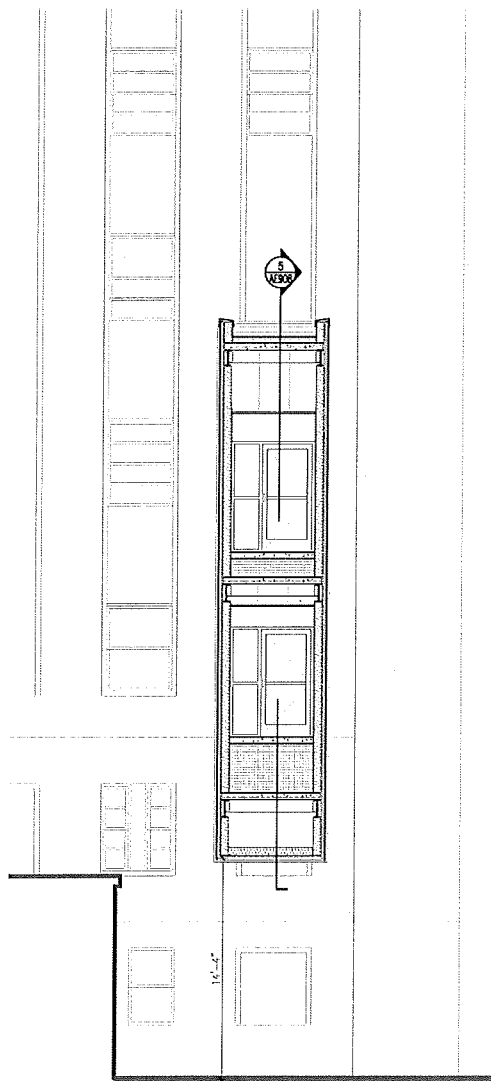
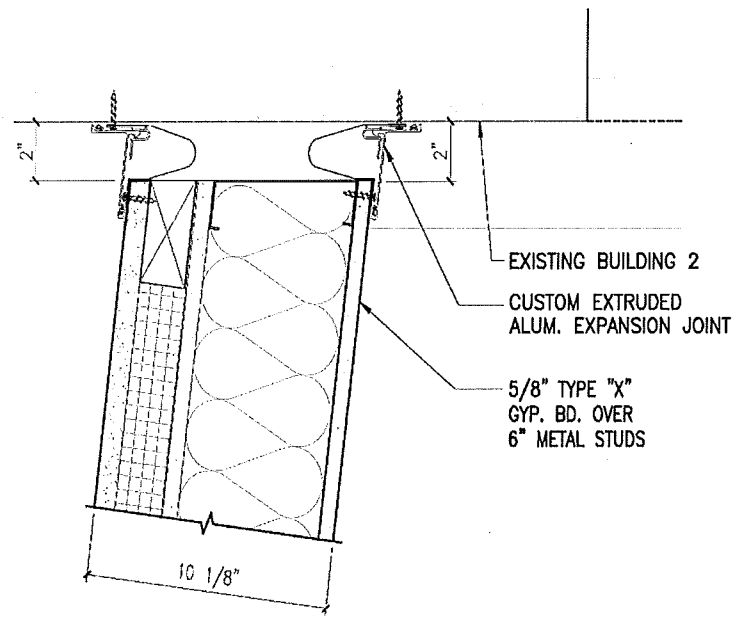
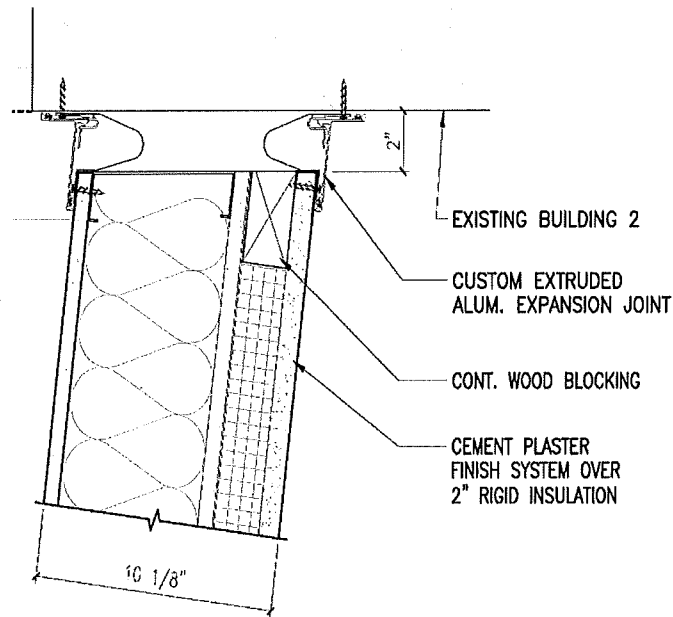


Figure 1. Section drawing and photograph Building 2 showing connector location. (Source: KPA Group / Interactive Resources, Inc.)

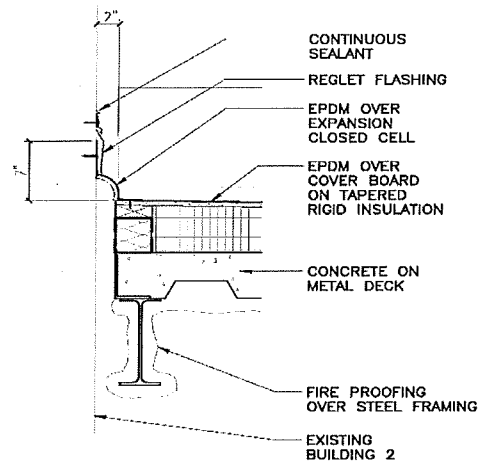


A. Connection detail – west wall of connector to Building 2

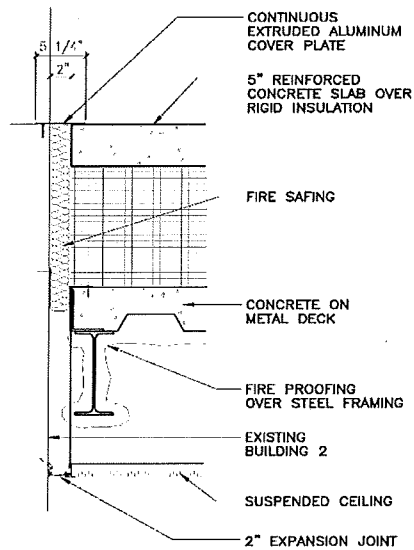


B. Connection detail – east wall of connector to Building 2.

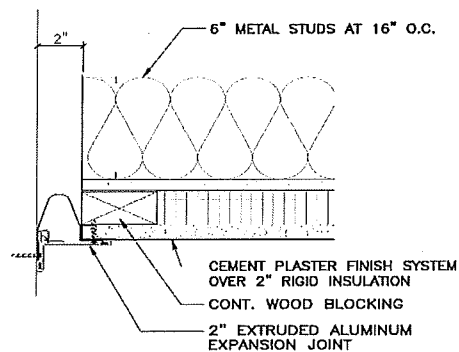
Figure 2. Connection Details – Plan Details. New connector wall to Building 2 wall. (Source: KPA Group, 65% construction documents Set dated 3/29/17. See Exhibit 5, Sheet AE908).



A. Connection of connector roof to Building 2




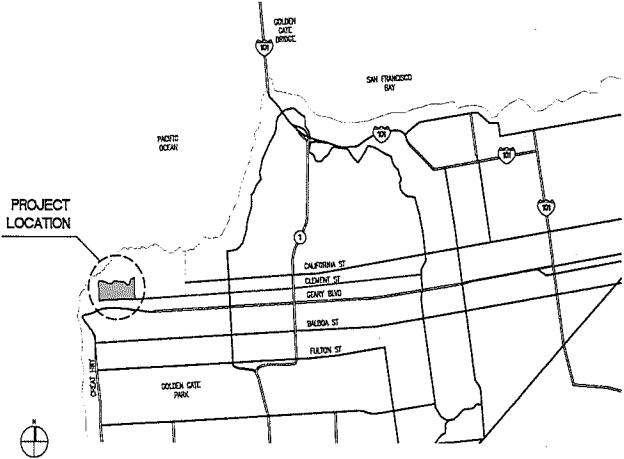
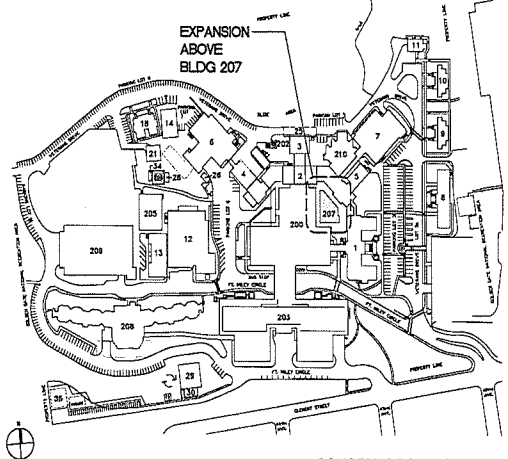
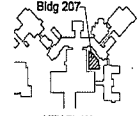
B. Connection of connector floors to Building 2

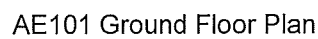


C. Connection of soffit (underside of connector) to Building 2

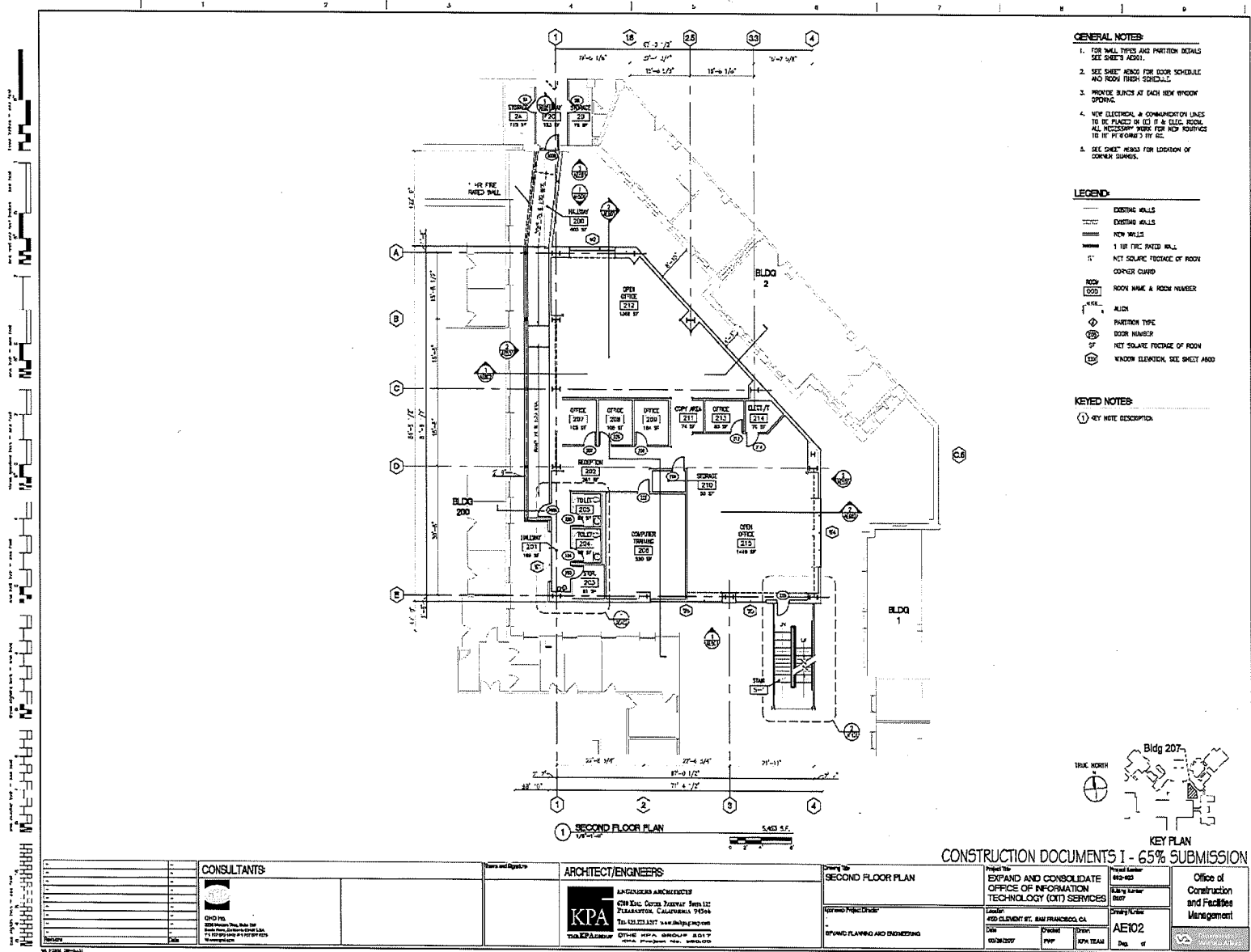
Figure 3. Connection Details – Sections. (Source: KPA Group, 65% construction documents Set dated 3/29/17. See Exhibit 5, Sheet AE908).

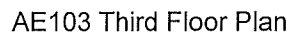
G1000 Cover Sheet

 <h1 style="text-align: center;">DEPARTMENT OF VETERANS AFFAIRS</h1> <p style="text-align: center;">VETERANS AFFAIRS SAN FRANCISCO MEDICAL CENTER 4150 CLEMENT ST SAN FRANCISCO CA 94121</p> <h2 style="text-align: center;">EXPAND AND CONSOLIDATE OFFICE OF INFORMATION TECHNOLOGIES (OIT) SERVICES</h2> <p style="text-align: center;">BUILDING No. 207 VA PROJECT No. 662-623</p>					
<p>DEDUCTIVE ALTERNATES: (SEE SPECIFICATIONS)</p> <p>ALTERNATE NO 1 - DELETE FLOOR FINISHES AND BASE ALTERNATE NO 2 - DELETE FINISHES - THIRD FLOOR ALTERNATE NO 3 - DELETE FINISHES - SECOND FLOOR ALTERNATE NO 4 - DELETE WALLS, DOORS, ELEC & CIVIL OUTLETS - THIRD FLOOR ALTERNATE NO 5 - DELETE WALLS, DOORS, ELEC & CIVIL OUTLETS - SECOND FLOOR ALTERNATE NO 6 - DELETE THIRD FLOOR ALTERNATE NO 7 - DELETE ROOF CURBWORK</p>		<p>PROJECT DESCRIPTION</p> <p>THE SF VAMC OFFICE OF INFORMATION TECHNOLOGY BUILDING 207 IS LOCATED IN A COURTYARD BETWEEN BUILDINGS 3 AND 206 AT THE SAN FRANCISCO VETERANS AFFAIRS MEDICAL CENTER OF VAMC, LOCATED AT 4150 CLEMENT STREET, SAN FRANCISCO, CA 94121. SF VAMC IS THE FEDERAL COORDINATING CENTER (FCC) FOR THE NATIONAL VETERANS MEDICAL SYSTEM (NVMS) FOR THE WEST AREA. IT IS ESSENTIAL THAT IT OPERATIONS ARE CONSOLIDATED AND COVER SUFFICIENT SPACE TO SUPPORT CURRENT AND ANTICIPATED GROWTH IN THE MOST CHALLENGING OPERATIONAL SITUATIONS. THE SF VAMC OIT EXPANSION PROJECT WILL CONSTRUCT A NEW STORY ADDITION OVER A PLATFORM THAT SPANS OVER THE TOP OF THE EXISTING LAMP OF BUILDING 207 ON FACILITY. THIS NEW ALARM OF ADDITION WILL HOUSE OFFICE AND ADMINISTRATIVE SPACE FOR THE OIT STAFF. THE EXISTING OF BUILDING 207 WILL REMAIN UNCHANGED OTHER THAN THE UTILITIES AND MECHANISTICAL SYSTEMS THAT PASS THROUGH THE FACILITY TO SERVE THE TWO NEW FLOORS OF ADDITION. UTILITIES ADJACENT TO THE NEW BUILDING FOUNDATION WILL BE RELOCATED. A NEW BRIDGE/TUNNEL WILL BE CONSTRUCTED BETWEEN BUILDING 2 AND THE NEW TWO STORY ADDITION. THE SPACE WITHIN BUILDING 2 AT THE TUNNEL PENETRATION WILL BE RECONFIGURED INTO PASSAGE AND STORAGE SPACE.</p>			
<p>VICINITY PLAN</p> 		<p>SITE PLAN</p>  <p>KEY PLAN</p> 			
<p>CONSULTANTS:</p> <p>GHD Inc. 4000 Broadway, Suite 100 San Francisco, CA 94118 Tel: 415.774.1000 www.ghd.com</p>		<p>ARCHITECT/ENGINEERS:</p> <p>KPA GROUP 4100 Sausalito Avenue, Suite 100 Sausalito, CA 94965 Tel: 415.332.2211 www.kpagroup.com</p>		<p>CONSTRUCTION DOCUMENTS I - 65% SUBMISSION</p> <p>EXPAND AND CONSOLIDATE OFFICE OF INFORMATION TECHNOLOGY (OIT) SERVICES</p> <p>Project Number: 662-623 Building Number: 207 Drawing Number: G1000 Date: 03/29/17 Drawn: [Blank] Checked: [Blank] By: KPA TEAM Of: [Blank]</p>	



AE102 Second Floor Plan





AE908 Building 207 Connection Details at Building 2

